



**CCI STUDIOS**  
FILM & TV PRODUCTION

**CORPORATE REALTY**

201 St. Charles Ave., Suite 3811, New Orleans, LA 70170  
504.581.5005 | [corp-realty.com](http://corp-realty.com)

INDUSTRIAL SPACE | FOR LEASE

# Office and Warehouse with Yard in Elmwood

**5635 Powell Street**

NEW ORLEANS, LA 70123

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*pictures taken before occupancy by previous tenant*

## EASILY ACCESSIBLE ELMWOOD LOCATION

5635 Powell Street, New Orleans, LA 70123

### DESCRIPTION

5635 Powell Street is an industrial building shared with CCI Productions. The space consists of a 5,000-sf office and approximately 24,900 sf warehouse of which 12,500 sf is climate-controlled. The warehouse also has a clear span of 19 feet, a loading dock, and ramp access. A 29,500-sf gated gravel yard provides a secure storage or area for loading and unloading. This access is included in the asking price. Both the loading dock and the gravel yard are accessible via Powell Street.

This is located in the Elmwood Office Park area. The area consists of a mixture of office, industrial, and mixed-use space. There is quick access to Jefferson Highway and the Huey P. Long Bridge as well as Clearview Parkway. Surface parking along Powell as well as street parking is available.

The space is available for immediate occupancy.

### OVERVIEW

**SIZE:** Indoor space: 29,900 sf  
• 5,000 sf office space  
• 24,900 sf warehouse  
Outdoor space: 29,500 sf gravel yard

**RENTAL RATE:** \$7.00/sf, NNN

**ZONING:** M2 Industrial

**PARKING:** 12 dedicated spaces on Powell Street



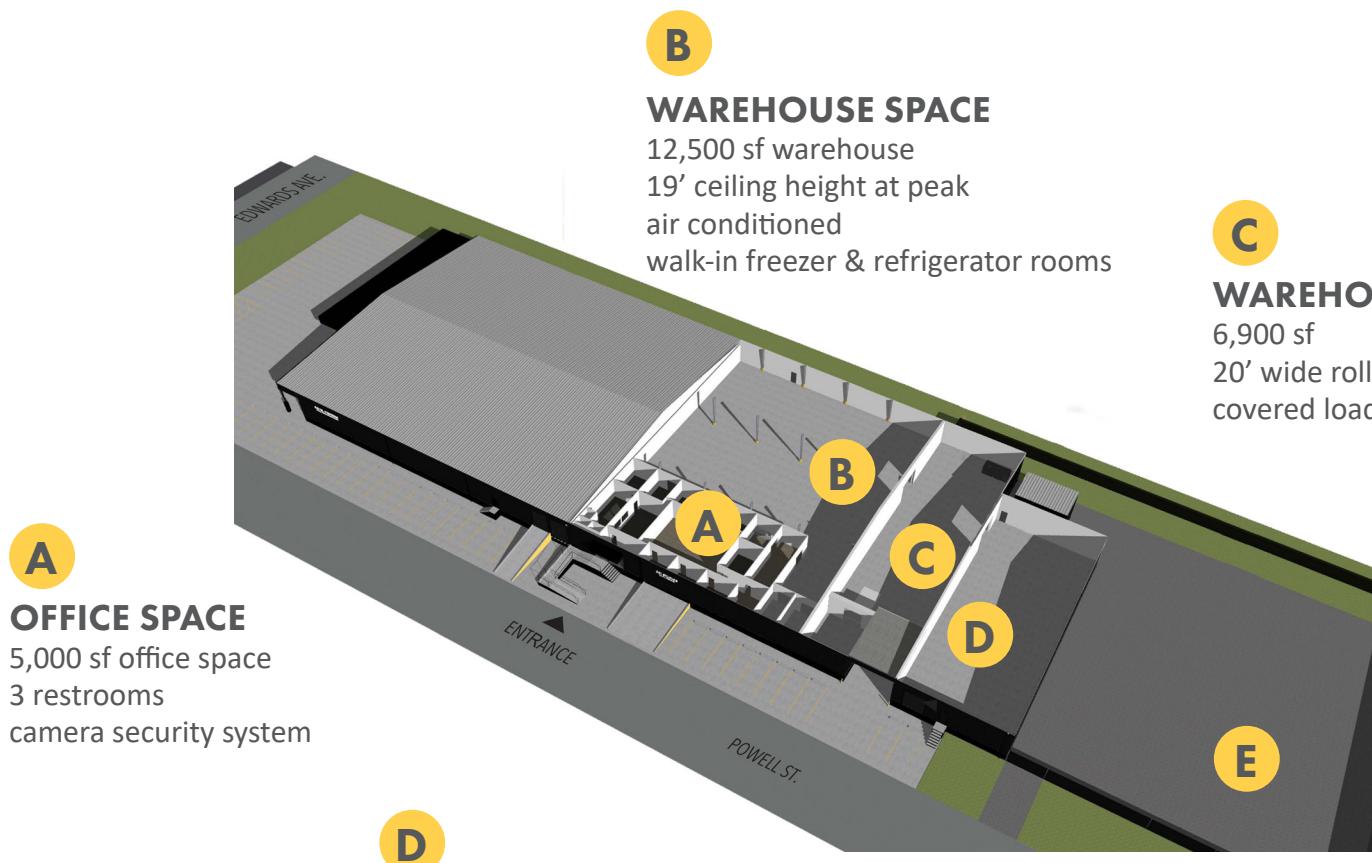
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# 5635 POWELL STREET

## FLOOR PLAN & DESCRIPTION



**A**

### OFFICE SPACE

5,000 sf office space  
3 restrooms  
camera security system

**B**

### WAREHOUSE SPACE

12,500 sf warehouse  
19' ceiling height at peak  
air conditioned  
walk-in freezer & refrigerator rooms

**C**

### WAREHOUSE SPACE

6,900 sf  
20' wide roll door  
covered loading dock

**D**

### WAREHOUSE SPACE

5,500 sf  
2 roll-up doors  
loading dock in yard

**E**

### GRAVEL YARD

29,500 sf  
access from Powell St  
gated for security



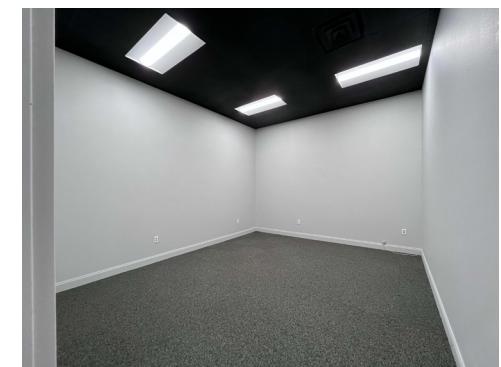
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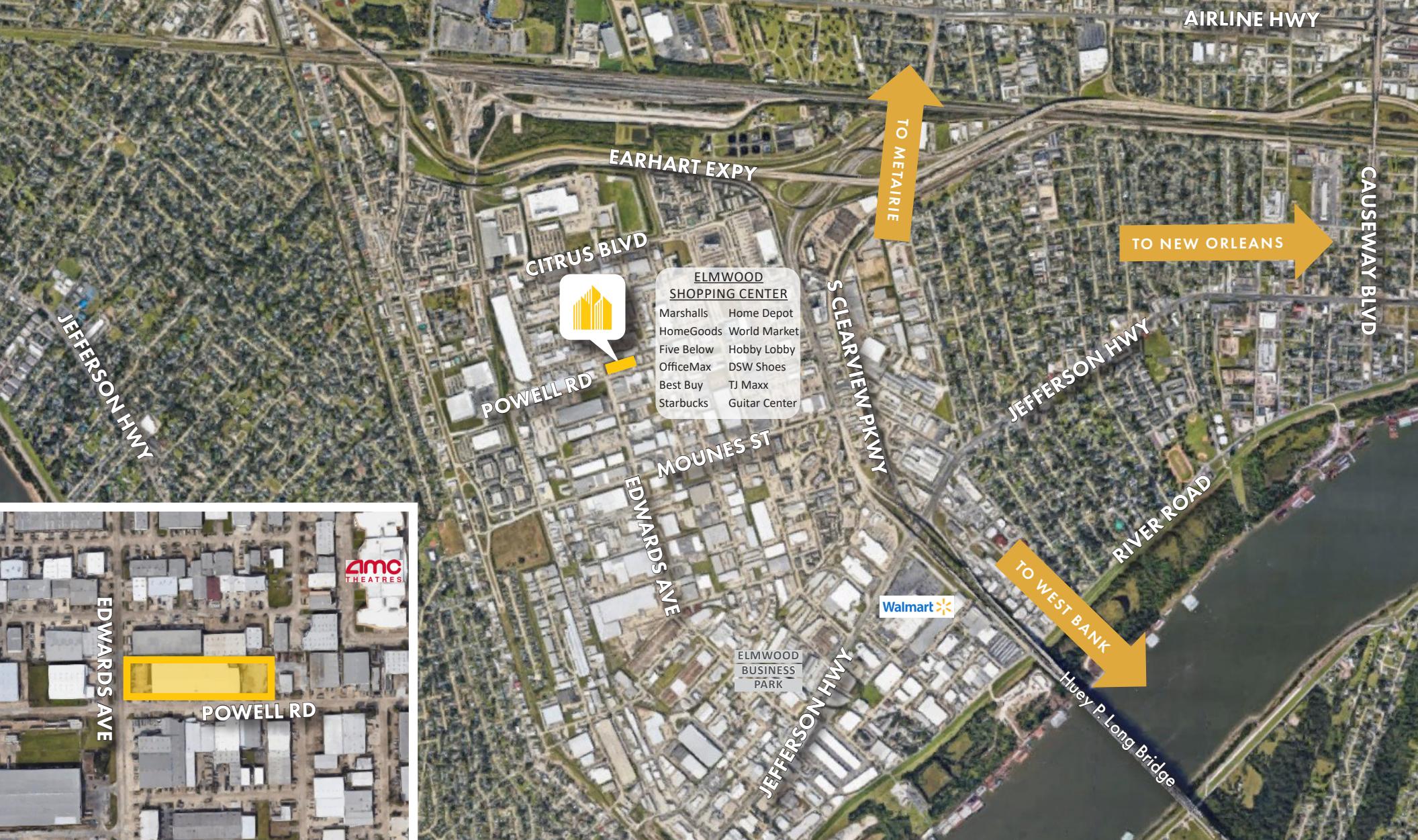
## DIMENSIONS



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